

KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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LEGAL DESCRIPTION OF A 3.868 ACRE PARCEL  
FOR KYLE ANDERSON

Being a parcel of land situated in the part of the Southeast Quarter of Section 31,  
T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 31;

thence on an assumed bearing of N 89° 27' 04" E along the east-west half section line of  
said Section 31 a distance of 1322.32 feet to a set MAG nail and being the **POINT OF  
BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated  
S 00° 20' 51" E a distance of 30.00 feet;

thence N 89° 27' 04" E along said east-west half section line a distance of 250.00 feet to  
a set MAG nail, referenced by a set iron rod situated S 00° 19' 18" W a distance of 30.00  
feet;

thence S 00° 19' 18" W on a line a distance of 685.00 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 30.00 feet;

thence S 89° 26' 00" W on a line a distance of 242.00 feet to a set iron rod marking the  
east line of a parcel of land now or formerly owned by S. Conway;

thence N 00° 20' 51" W along said Conway parcel a distance of 685.00 feet to the  
**POINT OF BEGINNING**, passing a set iron rod a distance of 655.00 feet.

Containing in all 3.868 acres of land, more or less, of which 0.172 acre, more or less, is  
currently contained within highway right-of-ways. The above described property being  
subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October 2017.

1669

2017

Prior Deed References - OR 214, Page 1262; OR 218, Page 142; OR 218, Page 1747.

17116-S



PT: 1 N: 0.0000 E: 0.0000  
N89°27'04"E DIST: 250.00  
PT: 2 N: 2.3949 E: 249.9885  
S0°19'18"W DIST: 685.00  
PT: 3 N: -682.5943 E: 246.1429  
S89°26'00"W DIST: 242.00  
PT: 4 N: -684.9877 E: 4.1547  
N0°20'51"W DIST: 685.00  
PT: 5 N: -0.0002 E: 0.0002

CLOSING BEARING/DISTANCE: N36°21'34"W DIST: 0.0003

MISCLOSURE: N: -0.0002 E: 0.0002

AREA: 3.868 ACRES

